

Received 1/30/15  
4pm

# City of Coon Rapids

## Assessment Appeal

Your Name – Valerie Gustafson.

Property Identification Number – 11442 Osage St NW

Home Phone : n/a

Cell Phone: 763-221-3445.


Amount of Assessment: ~~\$10,475.00~~ \$10,200

What is being Assessed: Fee-Removal & Disposal. (Vehicle), 3 Citations.

Reason for Appeal: As of 1-1/2 year ago, Mr. Arnald Snyder and I moved in and we are going through the process of downsizing and merging all of our household things together. I've been working with Adam on complying & achieving cleanup and the licensing vehicles in question. I have stayed in contact with him throughout this time, letting him know what problems I was having. Also during this time I had received a construction permit to replace roofing and some other necessary repairs that took precedence to maintain structural integrity to the home and living area during this time. In the fall of 2014 I had received a notice of possible assessment for the citations mentioned in this appeal. I went to the city hall for a appointment with the building & permits department manager and stopped by to talk to Adam about this possible assessment on the property. He said that couldn't be, because he still had our file on his desk and that he didn't know what it could be about. He also said as long as I'm working with him to get things done he was sure that the city would not fine us. I've been trying to arrange to build a storag shed. I've talked to the building inspector and we went over some plans to make sure I meet the proper building codes. I maintain a good relations ship

with all neighbors and work with them to make a better neighborhood. It's possible that some person that maintains the commercial property across the street has been the one turning in these complaints because of me calling the police on a complaint of harassing kids walking home on the street. I like living in Coon Rapids and believe it would serve no good purpose to fine us while we trying to take care of our house and work to pay our bills at the same time.

Signature:

A handwritten signature in black ink, appearing to be "V. A. [unclear]".

Action By The Board :

Outcome Of Motion :



# Property Report

Report Date: 2/24/2015

PIN: 153124240106

OPEN

PROPERTY ADDRESS: 11442 OSAGE ST

Work Order #55769

Yard And Lot Issues

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		2/11/14	MITLYNG, ADAM	
CITATION ISSUED		2/12/14	MITLYNG, ADAM	junk and debris, pop
CITATION REINSPECT	2/20/14	2/26/14	MITLYNG, ADAM	no change
EXCESSIVE USE		2/12/14	MITLYNG, ADAM	multiple notice in 12 month period
CITATION FEE APPLIED		2/26/14	MITLYNG, ADAM	2 x \$300
CITATION ISSUED		2/26/14	MITLYNG, ADAM	junk and debris, pop
CITATION REINSPECT	3/6/14	4/9/14	MITLYNG, ADAM	no change
TIME EXTENSION		3/10/14	MITLYNG, ADAM	owner came in stated he was in atlanta with sick mother (cancer) needs 4 weeks to clean up and move mother home with him, new compliance of 4-05-2014
CITATION FEE APPLIED		4/9/14	MITLYNG, ADAM	2x \$600
CITATION ISSUED		4/15/14	MITLYNG, ADAM	j/d, pop
CITATION REINSPECT	4/23/14	6/27/14	MITLYNG, ADAM	no longer pop, still some j/d, exp tabs
INFORMATION		5/7/14	MITLYNG, ADAM	Owner left message saying he's working on things still, mother still not doing well but trying to get compliance
COMMUNICATE W OWNER		5/14/14	HINTZE, CINDY	continuing discussions with owner; family illness
INSPECTION FOLLOWUP		5/15/14	MITLYNG, ADAM	Some compliance, still lots of junk, no longer parking car off pavement, will continue to monitor
CITATION FEE APPLIED		6/27/14	MITLYNG, ADAM	\$600 for receiving \$1200 pop citation, \$1200 for j/d non-compliance
CITATION ISSUED		7/11/14	MITLYNG, ADAM	j/d, exp tabs
COMMUNICATE W OWNER		7/18/14	MITLYNG, ADAM	Arnie came in to appeal assessments, missed date to appeal, states he needs two weeks for junk and debris since they are now re-roofing home
CITATION REINSPECT	7/21/14	8/6/14	MITLYNG, ADAM	veh ok, still junk and debris
CITATION FEE APPLIED		8/6/14	MITLYNG, ADAM	\$2400 for j/d
CITATION ISSUED		9/16/14	MITLYNG, ADAM	j/d, junk vehs
CITATION REINSPECT	9/24/14	10/7/14	MITLYNG, ADAM	no change
CITATION FEE APPLIED		10/7/14	MITLYNG, ADAM	3x \$600 and \$2400 for non-compliance
CITATION ISSUED		10/10/14	MITLYNG, ADAM	j/d, junk vehicles
CITATION REINSPECT	10/20/14	10/20/14	MITLYNG, ADAM	items gone, tabs are current, 626mtn still on jack
CITATION FEE APPLIED		10/20/14	MITLYNG, ADAM	2x\$600 half of compliance of \$1200 tab violations, \$1200 for non-compliance of inoperable vehicle, \$1200 for half of compliance of \$2400 j/d violation

**PROPERTY ADDRESS: 11442 OSAGE ST**

PIN: 153124240106

INSPECTION FOLLOWUP 12/10/14 MITLYNG, ADAM spoke with neighbor that allowed me to take photos from his property of j/d, two temporary structures located in the backyard at 11442 osage st, will follow up after holidays with citations

COMMUNICATE W OWNER 1/13/15 MITLYNG, ADAM Arnie came in for appeal information, gave him copy of work order and citations and an appeal form

APPEAL - BOA 2/5/15 1/30/15 DEGRANDE, KRISTIN Property owner submitted a written appeal to the \$10,200 of pending special assessment(s).

**~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.**

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
<b>Citation # 23749</b>					
8-109 Building Materials, Junk and Debris.	2/11/14 2/19/14 compliance date	300	MITLYNG, ADAM	Remove appliances, building materials, misc junk on trailer, other misc junk and debris from exterior storage	VALERIE GUSTAFSON Issue Date: 2-12-2014 11442 OSAGE ST NW COON RAPIDS, MN 55433
11-603.1(7)(i) Parking and Drives.		300	MITLYNG, ADAM	Discontinue parking off pavement in the front yard	
<b>Citation # 23760</b>					
8-109 Building Materials, Junk and Debris.	2/26/14 3/5/14 compliance date	600	MITLYNG, ADAM	Remove appliances, building materials, misc junk on trailer, other misc junk and debris from exterior storage	VALERIE GUSTAFSON Issue Date: 2-26-2014 11442 OSAGE ST NW COON RAPIDS, MN 55433
11-603.1(7)(i) Parking and Drives.		600	MITLYNG, ADAM	Discontinue parking off pavement in the front yard	
<b>Citation # 23867</b>					
8-109 Building Materials, Junk and Debris.	4/9/14 4/22/14 compliance date	1200	MITLYNG, ADAM	Remove appliances, building materials, auto parts, misc junk on trailer, other misc junk and debris from exterior storage	VALERIE GUSTAFSON Issue Date: 4-15-2014 11442 OSAGE ST NW COON RAPIDS, MN 55433
<b>Citation # 23868</b>					
11-603.1(7)(i) Parking and Drives.	4/9/14 4/22/14 compliance date	1200	MITLYNG, ADAM	Discontinue parking off pavement in the front and side yards	VALERIE GUSTAFSON Issue Date: 4-15-2014 11442 OSAGE ST NW COON RAPIDS, MN 55433
<b>Citation # 24329</b>					
8-109 Building Materials, Junk and Debris.	6/27/14 7/18/14 compliance date	2400	MITLYNG, ADAM	Remove appliances, tires, building materials, misc junk and debris from exterior storage	VALERIE GUSTAFSON Issue Date: 7-11-2014 11442 OSAGE ST NW COON RAPIDS, MN 55433



<b>Citation # 24330</b> 11-601.5 Junk Vehicles on Residential Property.	<b>6/27/14</b> 7/18/14 compliance date	300	MITLYNG, ADAM	UYM768 expired tabs, display current registration or remove from outdoor storage	VALERIE GUSTAFSON Issue Date: 7-11-2014 11442 OSAGE ST NW COON RAPIDS, MN 55433
<b>Citation # 24592</b> 11-601.5 Junk Vehicles on Residential Property.	<b>9/15/14</b> 9/23/14 compliance date	600	MITLYNG, ADAM	NU592 expired tabs, display current registration or remove from outdoor storage	VALERIE GUSTAFSON Issue Date: 9-16-2014 11442 OSAGE ST NW COON RAPIDS, MN 55433
11-601.5 Junk Vehicles on Residential Property.		600	MITLYNG, ADAM	MWVB668 expired plates, display current registration or remove from outdoor storage	
<b>Citation # 24593</b> 11-601.5 Junk Vehicles on Residential Property.	<b>9/15/14</b> 9/23/14 compliance date	600	MITLYNG, ADAM	626MTN inoperable, repair to an operable condition or remove from outdoor storage	VALERIE GUSTAFSON Issue Date: 9-16-2014 11442 OSAGE ST NW COON RAPIDS, MN 55433
<b>Citation # 24594</b> 8-109 Building Materials, Junk and Debris.	<b>9/15/14</b> 9/23/14 compliance date	2400	MITLYNG, ADAM	Remove building materials, auto parts, junk mower, misc junk and debris from exterior storage	VALERIE GUSTAFSON Issue Date: 9-16-2014 11442 OSAGE ST NW COON RAPIDS, MN 55433
<b>Citation # 24744</b> 11-601.5 Junk Vehicles on Residential Property.	<b>10/7/14</b> 0/17/14 compliance date	1200	MITLYNG, ADAM	NU592 expired tabs, display current registration or remove from outdoor storage	VALERIE GUSTAFSON Issue Date: 10-10-2014 11442 OSAGE ST NW COON RAPIDS, MN 55433
<b>Citation # 24745</b> 11-601.5 Junk Vehicles on Residential Property.	<b>10/7/14</b> 0/17/14 compliance date	1200	MITLYNG, ADAM	MWVB668 expired tabs, display current registration or remove from outdoor storage	VALERIE GUSTAFSON Issue Date: 10-10-2014 11442 OSAGE ST NW COON RAPIDS, MN 55433
<b>Citation # 24746</b> 11-601.5 Junk Vehicles on Residential Property.	<b>10/7/14</b> 0/17/14 compliance date	1200	MITLYNG, ADAM	626MTN inoperable, repair to an operable condition or remove from outdoor storage	VALERIE GUSTAFSON Issue Date: 10-10-2014 11442 OSAGE ST NW COON RAPIDS, MN 55433

PROPERTY ADDRESS: 11442 OSAGE ST

PIN: 153124240106

Citation # 24747

8-109 Building Materials, Junk  
and Debris.

10/7/14

0/17/14  
compliance date

MITLYNG, ADAM

2400

Remove building materials, junk mowers, auto  
parts, excessive planting pots, misc junk and debris  
from exterior storage

VALERIE GUSTAFSON

Issue Date: 10-10-2014

11442 OSAGE ST NW

COON RAPIDS, MN 55433

End of Report for 11442 OSAGE ST













## ADMINISTRATIVE CITATION

Citation #55769-24329

**OPEN IMMEDIATELY**

VALERIE GUSTAFSON  
11442 OSAGE ST NW  
COON RAPIDS, MN 55433

Issue Date: 7-11-2014

Property Address: **11442 OSAGE ST**  
COON RAPIDS, MN

PIN #: 153124240106

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/27/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<b><u>Compliance Date</u></b>	<b><u>Violation &amp; Corrective Action</u></b>	<b><u>Code Section &amp; Summary</u></b>	<b><u>Penalty</u></b>
07/18/2014	Remove appliances, tires, building materials, misc junk and debris from exterior storage	8-109 Building Materials, Junk and Debris. -- Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$2400

To avoid the above penalty/penalties, you **must** do one of the following:

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Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at [www.coonrapidsmn.gov/citycode](http://www.coonrapidsmn.gov/citycode) or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

11442 OSAGE ST  
CITATION #55769-24329  
PAGE 2

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Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Adam Mitlyng  
Code Enforcement  
763-767-6470



## ADMINISTRATIVE CITATION

Citation #55769-24330

**OPEN IMMEDIATELY**

VALERIE GUSTAFSON  
11442 OSAGE ST NW  
COON RAPIDS, MN 55433

Issue Date: 7-11-2014

Property Address: **11442 OSAGE ST**  
COON RAPIDS, MN

PIN #: 153124240106

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<u>Compliance Date</u>	<u>Violation &amp; Corrective Action</u>	<u>Code Section &amp; Summary</u>	<u>Penalty</u>
07/18/2014	UYM768 expired tabs, display current registration or remove from outdoor storage	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$300

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11442 OSAGE ST  
CITATION #55769-24330  
PAGE 2

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Adam Mitlyng  
Code Enforcement  
763-767-6470









## ADMINISTRATIVE CITATION

Citation #55769-24592

**OPEN IMMEDIATELY**

VALERIE GUSTAFSON  
11442 OSAGE ST NW  
COON RAPIDS, MN 55433

Issue Date: 9-16-2014

Property Address: **11442 OSAGE ST**  
COON RAPIDS, MN

PIN #: 153124240106

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 9/15/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation &amp; Corrective Action</u>	<u>Code Section &amp; Summary</u>	<u>Penalty</u>
09/23/2014	NU592 expired tabs, display current registration or remove from outdoor storage	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$600
09/23/2014	MWB668 expired plates, display current registration or remove from outdoor storage	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$600

To avoid the above penalty/penalties, you **must** do one of the following:

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11442 OSAGE ST  
CITATION #55769-24592  
PAGE 2

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Adam Mitlyng  
Code Enforcement  
763-767-6470



## ADMINISTRATIVE CITATION

Citation #55769-24593

**OPEN IMMEDIATELY**

VALERIE GUSTAFSON  
11442 OSAGE ST NW  
COON RAPIDS, MN 55433

Issue Date: 9-16-2014

Property Address: **11442 OSAGE ST**  
COON RAPIDS, MN

PIN #: 153124240106

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 9/15/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation &amp; Corrective Action</u>	<u>Code Section &amp; Summary</u>	<u>Penalty</u>
09/23/2014	626MTN inoperable, repair to an operable condition or remove from outdoor storage	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$600

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11442 OSAGE ST  
CITATION #55769-24593  
PAGE 2

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Adam Mitlyng  
Code Enforcement  
763-767-6470





## ADMINISTRATIVE CITATION

Citation #55769-24594

**OPEN IMMEDIATELY**

VALERIE GUSTAFSON  
11442 OSAGE ST NW  
COON RAPIDS, MN 55433

Issue Date: 9-16-2014

Property Address: **11442 OSAGE ST**  
COON RAPIDS, MN

PIN #: 153124240106

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<u>Compliance Date</u>	<u>Violation &amp; Corrective Action</u>	<u>Code Section &amp; Summary</u>	<u>Penalty</u>
09/23/2014	Remove building materials, auto parts, junk mower, misc junk and debris from exterior storage	8-109 Building Materials, Junk and Debris. -- Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$2400

To avoid the above penalty/penalties, you **must** do one of the following:

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11442 OSAGE ST  
CITATION #55769-24594  
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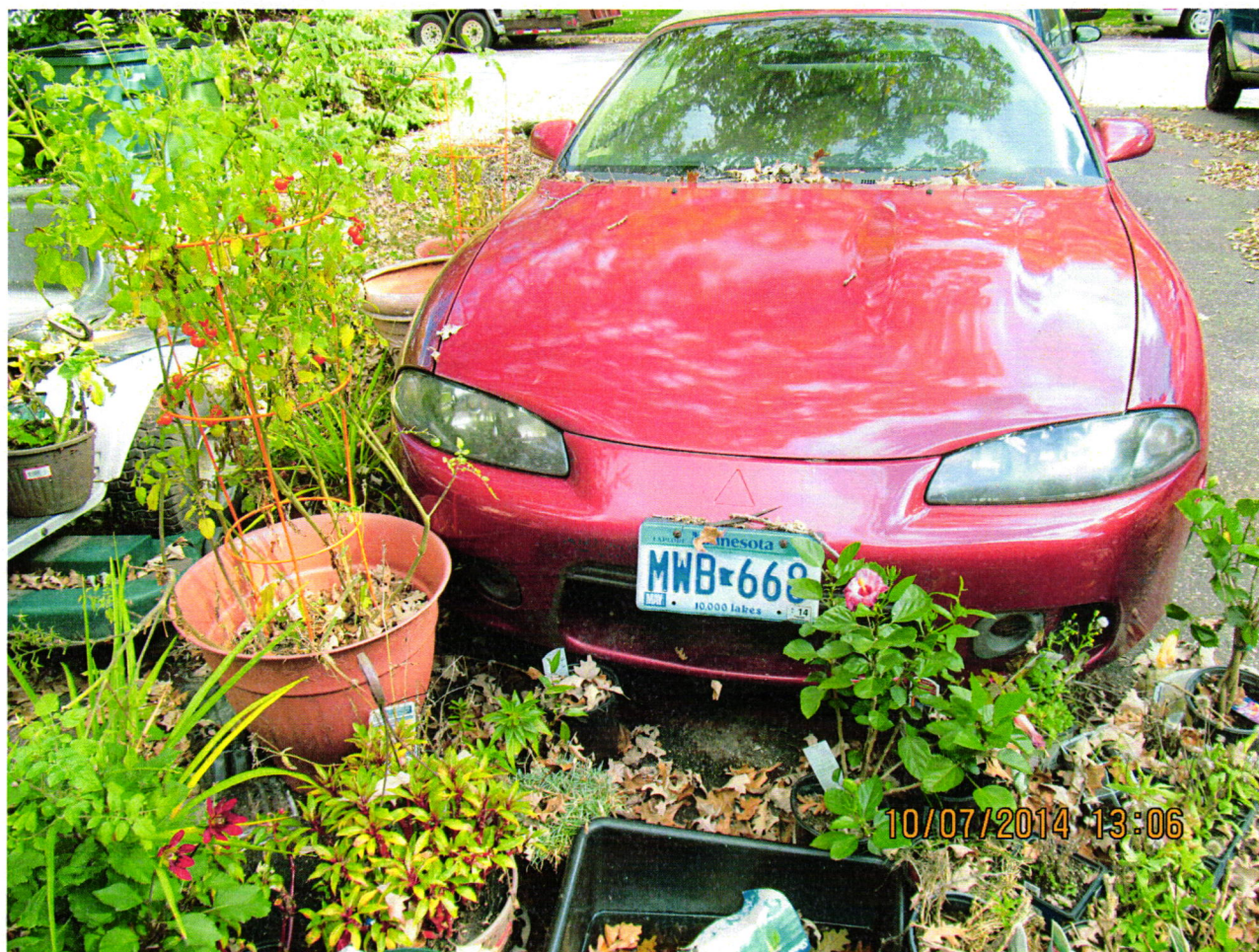
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Adam Mitlyng  
Code Enforcement  
763-767-6470

















## ADMINISTRATIVE CITATION

Citation #55769-24744

**OPEN IMMEDIATELY**

VALERIE GUSTAFSON  
11442 OSAGE ST NW  
COON RAPIDS, MN 55433

Issue Date: 10-10-2014

Property Address: **11442 OSAGE ST**  
COON RAPIDS, MN

PIN #: 153124240106

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 10/7/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation &amp; Corrective Action</u>	<u>Code Section &amp; Summary</u>	<u>Penalty</u>
10/17/2014	NU592 expired tabs, display current registration or remove from outdoor storage	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$1200

To avoid the above penalty/penalties, you **must** do one of the following:

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11442 OSAGE ST  
CITATION #55769-24744  
PAGE 2

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Code Enforcement  
763-767-6470



## ADMINISTRATIVE CITATION

Citation #55769-24745

**OPEN IMMEDIATELY**

VALERIE GUSTAFSON  
11442 OSAGE ST NW  
COON RAPIDS, MN 55433

Issue Date: 10-10-2014

Property Address: **11442 OSAGE ST**  
COON RAPIDS, MN

PIN #: 153124240106

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 10/7/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation &amp; Corrective Action</u>	<u>Code Section &amp; Summary</u>	<u>Penalty</u>
10/17/2014	MWB668 expired tabs, display current registration or remove from outdoor storage	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$1200

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3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at [www.coonrapidsmn.gov/citycode](http://www.coonrapidsmn.gov/citycode) or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

11442 OSAGE ST  
CITATION #55769-24745  
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Adam Mitlyng  
Code Enforcement  
763-767-6470





## ADMINISTRATIVE CITATION

Citation #55769-24746

**OPEN IMMEDIATELY**

VALERIE GUSTAFSON  
11442 OSAGE ST NW  
COON RAPIDS, MN 55433

Issue Date: 10-10-2014

Property Address: **11442 OSAGE ST**  
COON RAPIDS, MN

PIN #: 153124240106

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 10/7/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation &amp; Corrective Action</u>	<u>Code Section &amp; Summary</u>	<u>Penalty</u>
10/17/2014	626MTN inoperable, repair to an operable condition or remove from outdoor storage	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$1200

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

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11442 OSAGE ST  
CITATION #55769-24746  
PAGE 2

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Adam Mitlyng  
Code Enforcement  
763-767-6470





## ADMINISTRATIVE CITATION

Citation #55769-24747

**OPEN IMMEDIATELY**

VALERIE GUSTAFSON  
11442 OSAGE ST NW  
COON RAPIDS, MN 55433

Issue Date: 10-10-2014

Property Address: **11442 OSAGE ST**  
COON RAPIDS, MN

PIN #: 153124240106

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 10/7/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation &amp; Corrective Action</u>	<u>Code Section &amp; Summary</u>	<u>Penalty</u>
10/17/2014	Remove building materials, junk mowers, auto parts, excessive planting pots, misc junk and debris from exterior storage	8-109 Building Materials, Junk and Debris. -- Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$2400

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

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CITATION #55769-24747  
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